

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 5, 2020**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 5, 2020, at 9:00 a.m. via ZOOM in Scottsdale, Arizona.

Board members present

Karen Epstein
Eugene Kaulius
Earlene Nelson
Doug Phares
Shannon Vaughan

Jim Funk, David Merrill and Monika Goodwin were present by invitation. President Karen Epstein called the meeting to order at 9:06 am.

Monika Goodwin was asked for the Affidavit to verify that proper notice of the meeting had been duly given to all association members.

President Epstein asked for any changes or corrections to the minutes of the September 10, 2020 meeting. The minutes were unanimously approved as published.

David Merrill reviewed the September financial report with the Board, noting that the three funds were strong. Sales of the club equipment boosted income. Various departments upgraded computers, software, and a server.

David reported on the 2021 budget process. The GRCA budget totals \$3.8 million. David reviewed the Master Reserves and the Capital Fund.

Regarding the 2021 GRCA budget, the Board moved, seconded, and unanimously approved the budget as presented.

Jim Funk gave the Estate Club update. The Board extended the temporary use of court #4 for pickleball play until the end of April, 2021. In addition to minor electrical problems, natural gas (used to heat the pool and spa) might be unavailable while the gas-line and meter are relocated. Propane is an alternative to consider. The date palms can only be moved once, which presents a challenge. Jim will continue to send updates to the community via emails.

To date, enhancement fees have exceeded expectation and budget and show no signs of slowing down.

The Board moved, seconded, and unanimously approved the purchase by Towerpoint of the T-Mobil lease for 99 years, for \$185,000.

The Board approved the date, time, and agenda for the Council of Presidents meeting, via Zoom, on Wednesday, December 9, at 4:00 pm.

At 10:20, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. At 10:36 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator